

ESTERO VILLAGE COUNCIL WORKSHOP
CONCEPTUAL FRAMEWORK FOR
LAND DEVELOPMENT CODE AMENDMENTS FOR VILLAGE CENTER

April 6, 2016

A. Proposed Tentative Schedule for Approvals:

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| April 6 | Village Council Workshop on Conceptual Framework |
| April 13 | PZB/DRB Joint Workshop on Conceptual Framework |
| April 23 | DEO Letter of Compliance/Non-Compliance |
| April 26 | PZB Special Meeting: Recommendations for LDC Amendments |
| May 4 | Village Council: First Reading LDC Amendments |
| May 18 | Village Council: CPA Amendments and LDC Amendments Adoption |
| June 20 | Effective Date |

B. LDC Amendments Conceptual Framework:

1. General Provisions:

a. Cleanup and conform existing Estero LDC provisions (Chapter 33) to new CPA as transmitted.

b. Adding provisions for general definitions for Pattern Books which would become a requirement in all of Estero for all large-scale developments (say greater than 10 acres). Pattern Books describe the anticipated visual character and layout for a development project and guides the design and construction of buildings and site improvements. We have been using pattern books like the Coconut Point Beauty Book for many years. The level of detail of pattern books in the Village Center Area will be based on which Tier level is to be utilized.

c. Current Overlay areas like the Corkscrew Road and US 41 Overlays will be coordinated with the new CPA and may be reduced in scope and applicability. The Sandy Lane Intersection Overlay is not continued as it will be dealt with in rezonings of each lot.

2. New Estero Planned Zoning District and Land Use Category:

- a. The EPD District will encompass the Village Center Area as it currently mapped (or as it may be extended in Estero's First Comp. Plan).
- b. The EPD will utilize tiered standards with limitations of additional density in each tier. The tiers will contain standards regulating:
 - Pattern Book requirements;
 - Density which increases with higher tiers;
 - Intensity of mixed use commercial increases with the tiers.

3. Application of Tiers:

- a. Developers will rezone property to EPD to at least Tier 1.
- b. Developers can choose to apply Tiers 2-4 standards and density/intensity to individual parcels on top of Tier 1.
- c. Developments can be done at the same time, phased, or based on incremental development as the market changes.

4. Connectivity/Walkability.

- a. Tier 1 Connectivity will be based on the Framework Plan. Basic Interconnections are shown on the Plan as arrows.
- b. Each landowner in the Village Center Area will be asked to comment in detail on the interconnections shown on the Framework Plan prior to adoption.
- c. In Tiers 2 and 3, connectivity rules will be based on a discussion of where, how, and when connecting streets are needed for walkability and connectivity within the development and for the public benefit. Rather than a strict application of lots and block standards, we will look at increased street connectivity as a means to reach higher densities within the base "up to" limits in each Tier, and will be based on photographs or diagrams as examples of what we want in each Tier, i.e. a "this, not that" approach to regulating rather than strictly applying regulatory lots and block standards.
- d. The overriding goals of the CPA may be met by reasonable regulatory guidelines or other reasonable means and methods to be proposed that achieve the overall objectives.

5. Other Visual Aspects to be Considered in each of the Tiers:

- a. Streets. How connecting streets will be designed to include in certain places street trees, bike lanes, on-street parking, sidewalk streetscapes, gathering places, etc.

b. Visual edges: Where on a property should buildings, entrances, walls, fences, etc. be built to increase the attractiveness of the street and enhance walkability, connectivity, and social vitality of the public domain?

c. Gathering places: Where on a property should civic spaces, pocket parks, plantings, enhanced landscaping be designed to achieve our goals?

d. Parking: Where and how will parking be placed on a property to maximize safe walkability and improve connectivity?

e. Who owns the Streets: Where and when do connecting and local streets become dedicated to the Village (we maintain) or are required to have public easements for the benefit of the residents (property owners maintain)?

6. Public Benefits and Incentive Offers.

a. The Concept: As part of the rezoning to the Tiers, and in order to achieve maximum bonus densities, developers may choose to offer incentives to the Village for example to develop on- or off-site public space improvements, bike/walk trails, sidewalks, gathering places, pocket parks, Estero River buffers and trails, enhanced landscaping or design features, and all of the other public amenities discussed at the public meeting at the Church last month.

b. The Incentives would be arranged in each Tier in a numerical grid with target density point goals for each Tier. Each amenity type would be assigned a range of points to reach the various Tier goals, and the number of points awarded within the ranges would be determined as part of each rezoning.

c. Negative points may be given in the ranges for certain design features which are not in line with the goals and objectives of the Village Center Area and which would have to be overcome by additional positive incentive points.

7. Open Issues to be Discussed in the Process.

a. What other reasonable means can be developed with respect to either the Tier standards or the Incentives to enhance walkability and connectivity?

b. How to best deal with the proposed limitations in Tier 1 on overall residential development in the larger tracts without adding mixed use elements?

c. How to best deal with proposed limits on additional large scale residential gated communities where on-site public benefits will not likely be offered?